

Date: 11 February 2026
Application: 260352



**WOKINGHAM
BOROUGH COUNCIL**

WBC Environmental Health

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

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Dear WBC Environmental Health,

Discharge of condition Consultation

Application Number: 260352

Applicant: Dylan Steed

Site Address: Glasspool Farm, Part Lane, Riseley, Wokingham, RG7 1RU

Parish: Swallowfield

Grid Reference: Easting - 472917, Northing - 163491

Type of Development:

Proposal: Application for submission of details to comply with the following conditions of planning approval 253094 dated 02.02.2026. Condition 3 relates to preliminary risk assessment, 5 to asbestos refurbishment and demolition survey and removal plan.

Case Officer: Benjamin Hindle

Development Management has received the above application, and we require your comments on the proposal using the recommended memorandum below. The documents associated with this are available to view in NEC DM using the application number 260352. Alternatively, public documents are available to view on the Council's planning application search page: [Wokingham Borough Council Online Planning](#).

Please index your response into NEC DM against the application. If you are recommending conditions, you should give a reason with reference to relevant policies. A list of standard conditions can be requested from the case officer.

Your observations are required in respect of this application by **6 March 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Katrina Pates Enforcement Officer		
Service	WBC Environmental Health	App No:	260352
Address:	Glasspool Farm, Part Lane, Riseley, Wokingham, RG7 1RU.		
Proposal:	Application for submission of details to comply with the following conditions of planning approval 253094 dated 02.02.2026. Condition 3 relates to preliminary risk assessment, 5 to asbestos refurbishment and demolition survey and removal plan.		
Type of Development:			
Site Visit Made:	No		

Summary Of Recommendations

- ☐ No comment
- ☐ No objection
- ☐ No objection subject to conditions (and reasons) **stated below**
- ☒ Request further information before determination as **stated below**
- ☐ Objection due to the reason(s) **stated below**

Comments On Proposal

The following documents were reviewed to assess and address Conditions 3 and 5:

- Geotechnical and Geo-Environmental Site Investigation Report, 04/07/2022, 46383-003
- REMEDIATION IMPLEMENTATION PLAN, 06/11/2024, 46383-ECE-XX-XX-RP-C-0004
- ASBESTOS SURVEY REPORT, 29.01.2025, Survey No: GPF/2425/356

Condition 3:

The remediation plan draws on the earlier site investigation, which included trial pits, window samples, groundwater monitoring and full chemical testing of topsoil, made ground and natural soils. It confirms that topsoil did not contain elevated contaminants and can be reused on site, whereas one made-ground sample recorded elevated metals and PAHs, requiring a 600 mm clean capping layer with at least 100 mm topsoil in proposed garden areas where this material remains. Natural ground was found to contain no contaminants of concern and is also suitable for reuse.

The plan sets out clear requirements for the assessment of imported and site-won soils, including appropriate chemical testing in line with standard contaminated-land

practice. It also outlines procedures for soil handling, stockpile management and documentation, alongside a verification process involving on-site inspection and verification pits to confirm the correct installation of capping, supported by photographs and a final Verification Report. An appropriate protocol is included for dealing with unexpected contamination, requiring works to stop, the Local Authority to be notified, and further assessment carried out before any continuation of activity. Ground gas monitoring identified elevated carbon dioxide in the eastern part of the site, but no dwellings are proposed in that area under the current scheme, so no gas protection measures are required.

A detailed and proportionate strategy is also in place for managing any unexpected contamination uncovered during construction, ensuring that works cease immediately, the material is assessed, and any necessary actions are agreed with the Local Authority before development proceeds.

There is no objection to condition 3.

Condition 5:

The applicant has submitted a full intrusive asbestos refurbishment and demolition survey identifying extensive asbestos-containing materials throughout the barns. The survey is suitably intrusive and identifies extensive asbestos-containing materials (ACMs) across all barns, including chrysotile-containing fibreboard to walls and ceilings (approx. 960 m²), corrugated cement sheeting across multiple roofs (600 m², 480 m², and 220 m²), cement gutters (240 m), and cement pipes containing both chrysotile and amosite (approx. 12 m). The report also records cement eaves sheets and other ACMs in various locations. Sample analysis confirms asbestos types and product categories, and the report correctly notes that removal must comply with the Control of Asbestos Regulations 2012, with licensed removal required for certain materials, including where amosite is present.

However, although the survey itself is comprehensive, no asbestos removal methodology has been provided. The submitted remediation material focuses solely on ground contamination and includes no details on how the identified ACMs will be removed, how works will be sequenced during refurbishment or demolition, the licensing arrangements for contractors, measures to prevent fibre release, air monitoring, waste classification and disposal routes, or the verification procedures required once removal is complete. As this information is necessary to demonstrate safe and compliant removal in accordance with CAR 2012, the requirements of Condition 5 have not yet been met.

As stated in the condition, the applicant must set out how the asbestos removal will be carried out, including who will undertake the works, the method and controls to ensure safe removal, and the procedures for managing and disposing of all waste without contaminating the ground.

Conditions & Reasons (if required)

n/a

Date:	07/04/2026	Signed:	<i>K.Pates</i>
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